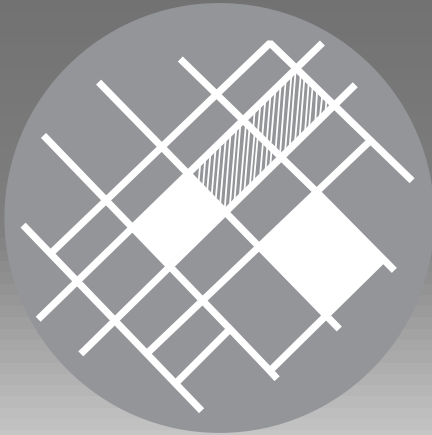




# Triangle Monona Bay

NEIGHBORHOOD PLAN



Land Use

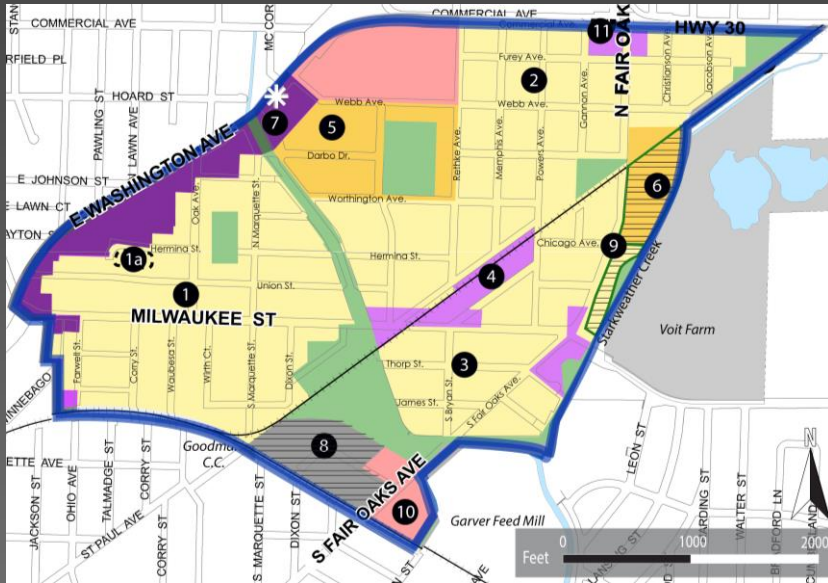


Housing



Transportation

# Land Use



# Alternative Concepts

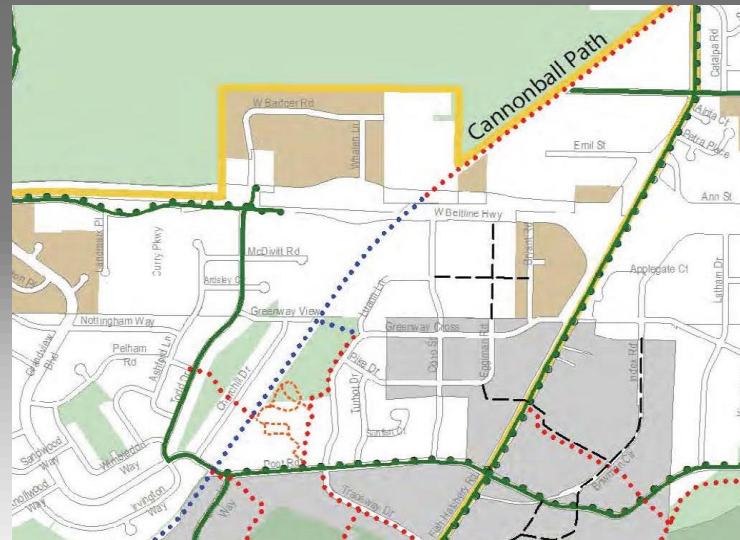
University Triangle and N Whitney Way/Sheboygan



Projected Buildout					
Area	Office	Retail	Residential Units	Office Parking	Building Design
Block A	82,000	0	168	400	FAR
Block A (Alt)	0	0	280		1.4 for A
Block B	0	10,000	200		2.4 for B
Total	82,000	10,000	368-480	400	Height: 4-6 stories at Whitney. Up to 10 stories on eastern edge

The City of Madison Zoning Ordinance provides minimum standards for percentage of lot coverage and open space requirements based on the parcel(s) zoning designation. FAR (floor area ratio) is a ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. To build in flexibility with the new redevelopment anticipated in the focus area, a higher FAR might be appropriate for a proposed project with exceptional design.

# Transportation







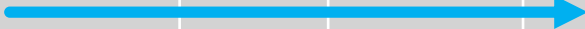



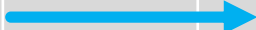

**Neighborhood Planning Area**



**Census Tract 12**



# Timeline

Tasks	Summer 2017	Fall 2017	Winter 2017-18	Spring 2018	Summer 2018	Fall 2018	Winter 2018-19
Existing Conditions							
Public Input and Engagement							
Issues & Opportunities							
Draft Plan							
Implementation Strategy							
Plan Adoption							

# DRAFT Demographics



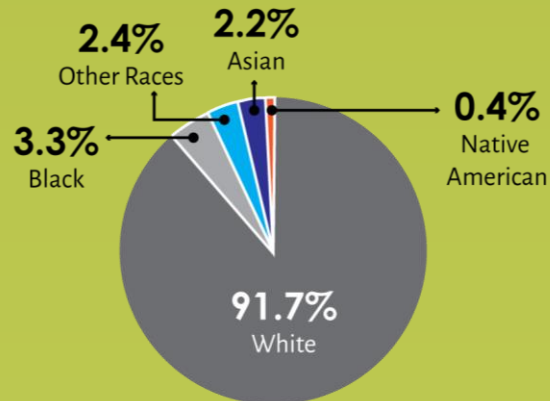
**7,819** total population in 1960  
**6,827** in 2015



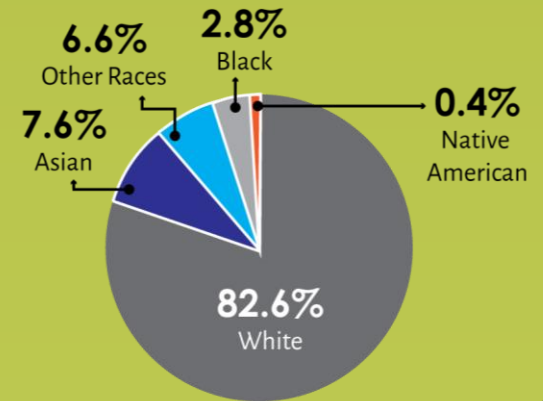
**2.2%** Hispanics in 1980  
**9%** in 2015

**2.2%** Asian and Pacific  
Islander in 1980 Vs. **10%** in  
2105 \*

**1980**



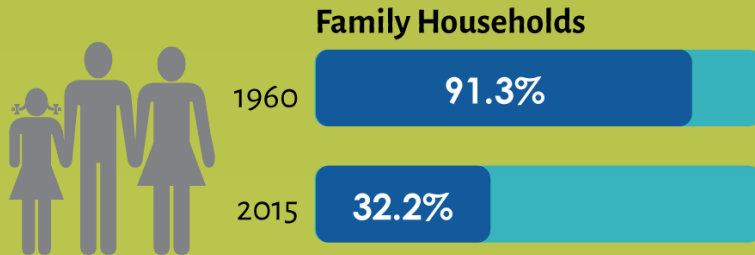
**2010**



**30%** of people were under 18 in 1960  
**9%** in 2015

\* Currently 81.2% of residents in Bayview are Asian, 53.1% of these folks are Hmong.

# DRAFT Housing, Employment and Education



**43.6%** of total employed persons in 1960 Vs. **69%** in 2010



**47.1%** of households were owner occupied in 1960 Vs. **20%** in 2010



**16.6%** of people 25 year older had a Bachelor's Degree or higher in 1960 Vs. **34%** in 2015